



Consultants
June 6, 2014

1110 East Marks Street
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USA

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Economic Development Dept.
City of Orlando
6th Floor

Attention: Mr. Jim Burnett, Projects Planner
Phone: 407.246.3609
Email: james.burnett@cityoforlando.net

Reference: Continuation of Temporary Use Permit (LDC2012-00231)
555 Mariposa Street Asphalt Millings Lot and Expansion

Dear Mr. Burnett

This is an application to renew the Temporary Use Permit issued for 555 Mariposa Street. The asphalt millings lot has been constructed per the plans issued in 2012, showing 47 parking spaces. The asphalt millings lot is actively used by the valet operations for the MEZZ/Abbey as well as serving patrons of the South Eola Drive restaurants.

The need for parking in South Eola business area has grown since 2012. Mingo's upscale restaurant has opened, sharing the valet services. The MEZZ and The Abbey reputation as premier venues continues to rise. Weddings, concerts, corporate or political special events, and theatrical shows use the MEZZ/Abbey on a weekly basis. To maintain the prestige of the venues, efficient valet parking service is an essential component.

With the increase in patrons to the South Eola area, the 47 parking spaces shown in the first Temporary Use permit are no longer enough to meet the demand generated by the venues. The MEZZ can house a reception or political event of 250 people. An event of this size easily has 90 valet users. It is essential for the vitality of the South Eola businesses to expand the valet use lot.

Attached please find our plan for Phase 3 Improvement to the west end of 555 Mariposa that includes:

- Expansion of existing asphalt millings area to add 40 parking spaces for valet use
- Installation of irrigated planting hedge and wood posts around perimeter of asphalt millings parking area
- Relocation of the driveway on Church Street to align with the Sanctuary garage drive. The additional access point allows more efficient egress into the temporary lot without backing into public streets.

We'd also request this 555 Mariposa lot be allowed the following additional services:

- Valet parking during day to serve special events for nearby businesses.
- Daytime parking for daily users. With the elimination of the parallel parking on Church Street for the Lymmo line, a strong need for parking in immediate area has developed.

For our request for daytime parking users, we have attached several letters detailing the need for parking in the immediately area. This need arose upon the removal of all parallel parking along Church Street.

If I may provide any additional information to help with this case, please call. It is my pleasure to assist.

Sincerely,

DAO CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Solange C. Dao".

Solange C. Dao, P.E.
President



REQUEST FOR DETERMINATION

SUBMITTAL REQUIREMENTS

- Application Fees: ☐
- Homesteads, Single Family, Duplex, & Non-Profits..... \$50
 - Other Properties.... \$275
 - Banners..... \$275
 - V&AR extension.... \$50
 - MPL or CUP extension..... \$100
 - * Temporary Use... \$200

* Completed Application ☐

* Project Description, including reason for requesting determination and justification ☐

* If site specific, submit survey, site plan, elevations as required by project planner ☐

If related to a building permit, include case # ☐

City Planning Division
6th Floor, City Hall
400 S. Orange Ave.
Orlando, Florida 32802-4990

For more information, contact:
City Planning
Phone: 407.246.2269
Fax: 407.246.2895
E-Mail: zoningofficial@cityoforlando.net



Updated Apr. 6, 2012

PROJECT LOCATION

25-22-29-2510-01-000
Parcel Identification Number

555 Mariposa St. (Lot A+B)
Property Address/Location

APPLICANT/OWNER INFORMATION

SOLANGIE DAO, PE
Applicant Name, Title

DAO CONSULTANTS, INC
Company

1110 E. MARKS ST.
Street Address

ORLANDO FL 32803
City State Zip

407 898-6872
Telephone Number

407 898-3778
Fax Number

Solange@daoconsultants.com
E-Mail Address

Thornton Comm LLC
Property Owner Name, Title

Jim Katsur
Company

926 Great Pond Drive #2003
Street Address

Altamonte Springs 32714
City State Zip

407-718-5798
Telephone Number

Jim@Katsur.com
Fax Number

Jim@Katsur.com
E-Mail Address

TO BE COMPLETED BY CITY STAFF

[Signature]
Pre-Application Mtg. Verification

6/4/2014 555 Mariposa Valet Pkg.
Date Project Name

extend/expand valet parking on the site (existing Temp use Permit expires 7/9/2014). (lots A+B)
Case Description

Determination ☒ Interpretation ☐
Subtype Temp Use Permit

4 LDC 2014-00164
Commissioner District Case # Assigned